

Award Road, Fleet  
Four Bedroom Home





## Award Road, Church Crookham, Fleet, Hampshire, GU52 6HQ

### The Property

This well-presented four-bedroom semi-detached home is set in a desirable, non-estate location in Church Crookham, Fleet. Offering flexible and spacious accommodation over two floors, the property is ideally located for easy access to local schools, shops, and other amenities—making it a perfect choice for families.

### Ground Floor

At the front of the property, the refitted kitchen features a stylish and modern design, with a comprehensive range of eye-level and base units, complemented by sleek worktops. Towards the rear, the generous lounge flows seamlessly into the bright and airy conservatory—offering a superb space for both relaxing and entertaining. Additional ground floor accommodation includes a separate dining room and a convenient downstairs W.C.

### First Floor

Upstairs, the property boasts four generously sized double bedrooms, all well-proportioned and offering excellent natural light. The principal bedroom benefits from built-in wardrobes, providing ample storage space. There is also a family bathroom and separate shower room on this floor.

### Outside

The south-facing rear garden is a standout feature, with a spacious patio area ideal for outdoor dining and entertaining, while the remainder is mainly laid to lawn. To the side of the property, you'll find a useful utility room and a carport.

The front of the home offers driveway parking.

### Location

Fleet is well-regarded for its strong commuter links and family-friendly atmosphere. The mainline railway station offers regular services to London Waterloo in approximately 43 minutes. The town is conveniently situated near Junction 4a of the M3 motorway, providing excellent road connectivity. Fleet town centre offers a wide range of shopping and leisure facilities, well-rated schools, churches of various denominations, and healthcare services.









































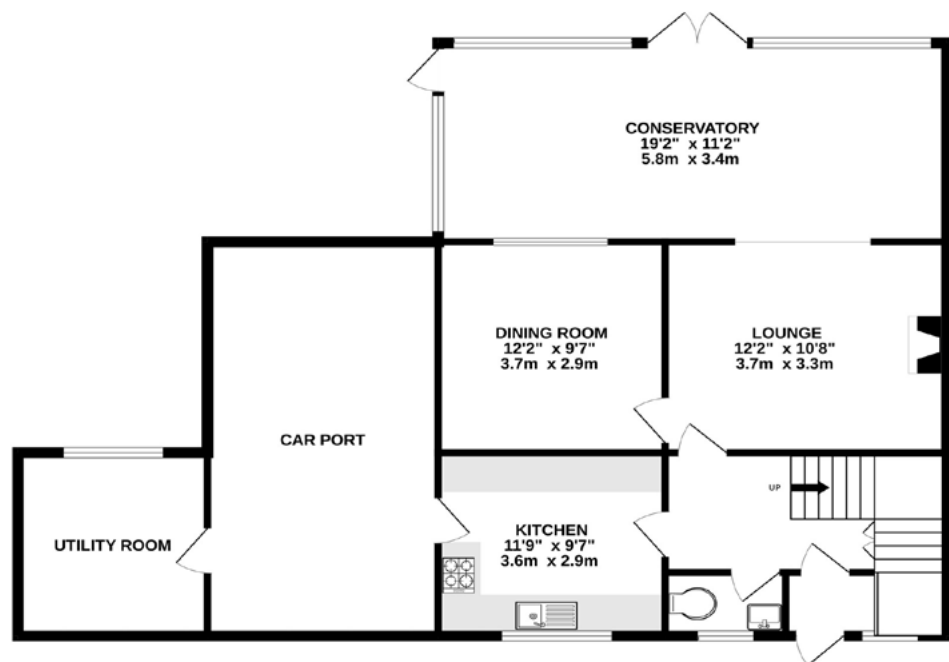




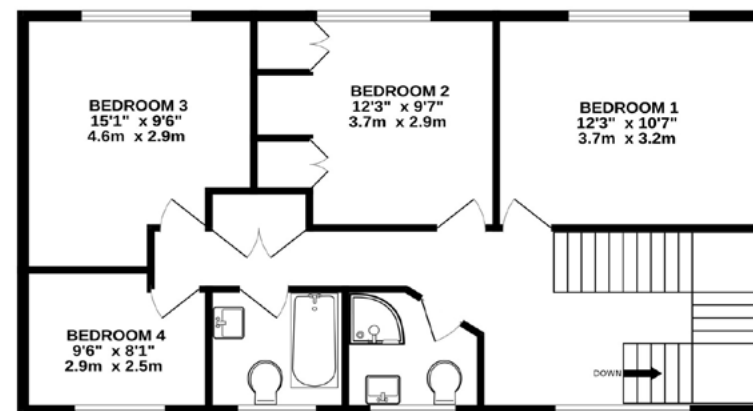




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Places of interest

A selection of photographs showing various locations in and around Fleet & Farnham are shown below.



Fleet Pond



Rail Line/Fleet Pond



Mainline Railway Station



Basingstoke Canal



Fleet High Street



## Consumer Protection Regulations

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

### Services & Material Information

Water – Mains  
 Drainage - Mains  
 Gas – Mains  
 Electric – Mains  
 Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs  
 EPC - D (56)  
 Broadband Checker - <https://www.openreach.com/fibre-broadband>  
 Mobile Signal - Unknown, depends on carrier  
 To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Directions - Postcode GU52 6HQ Please contact McCarthy Holden for detailed directions.

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing  
 Telephone sole agents  
 McCarthy Holden: 01252 620640

Local Authority  
 Hart District Council  
 Tax Band C



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